



Parcel: B42-0006-0009-1-0034-00  
**KRAIG HAGLER**  
Greene County Auditor | Greene County, Ohio

Year: 2024



## SUMMARY

|                 |                                                           |             |                                                                          |
|-----------------|-----------------------------------------------------------|-------------|--------------------------------------------------------------------------|
| Deeded Name     | HOSBACH SUSAN K                                           | Taxpayer    | HOSBACH SUSAN K                                                          |
| Owner           | HOSBACH SUSAN K<br>3439 BARONWOOD BLVD<br>DAYTON OH 45440 |             | 3439 BARONWOOD BLVD<br>DAYTON OH 45440                                   |
| Tax District    | B42-BEAVERCREEK CITY                                      | Land Use    | 550-CONDOMINIUM RESIDENTIAL UNIT                                         |
|                 |                                                           | Class       | Residential                                                              |
| School District | BEAVERCREEK CSD                                           | Subdivision | KINGSWOOD FOREST CONDO P 3 S 1                                           |
| Neighborhood    | 00175552-B42 KINGSWOOD FOREST CONDOS                      | Legal       | KINGSWOOD FOEST CONDO UNIT 3439 PHS 3<br>SEC 1 3439 BARONWOOD BLVD (PVT) |
| Location        | 3439 BARONWOOD BLVD<br>DAYTON OH 45440                    |             |                                                                          |
| CD Year         |                                                           | 0009-01     | Routing Number 047-00                                                    |
| Acres           | 0.0000                                                    | 12/22/2022  | Sales Amount 0.00                                                        |
| Map Number      |                                                           |             |                                                                          |
| Sold            |                                                           |             |                                                                          |

## VALUE

|                   |                                  |
|-------------------|----------------------------------|
| District          | B42-BEAVERCREEK CITY             |
| Land Use          | 550-CONDOMINIUM RESIDENTIAL UNIT |
| Enrolled Programs | -Homestead--Owner Occupancy-     |

|             | Appraised | Assessed |
|-------------|-----------|----------|
| Land        | 40,000    | 14,000   |
| Improvement | 241,230   | 84,430   |
| Total       | 281,230   | 98,430   |
| CAUV N      | 0         | 0        |
| Homestead Y | 28,000    | 9,800    |
| OOC Y       | 281,230   | 98,430   |
| Taxable     | 281,230   | 98,430   |

## CURRENT CHARGES

|                 |            |          |          |
|-----------------|------------|----------|----------|
| Full Rate       | 101.140000 |          |          |
| Effective Rate  | 71.763665  |          |          |
| Qualifying Rate | 51.816480  |          |          |
|                 |            |          |          |
|                 | Prior      | First    | Second   |
| Tax             | 0.00       | 2,893.25 | 2,893.25 |
| Special         | 0.00       | 0.00     | 0.00     |
| Total           | 0.00       | 2,893.25 | 2,893.25 |
| Paid            | 0.00       | 2,893.25 | 2,893.25 |
| Due             | 0.00       | 0.00     | 0.00     |

## TRANSFER HISTORY

| Date                                                                                | Deed Type<br>Volume / Page | Sales Amount<br>Conveyance # | Valid<br>Exempt | # of Properties |
|-------------------------------------------------------------------------------------|----------------------------|------------------------------|-----------------|-----------------|
| 12/22/2022 Buyer: HOSBACH SUSAN K<br>Seller: HOSBACH EDWARD E & SUSAN K             | NONE                       | 0.00<br>25688                | N               | 1               |
| 12/01/1995 Buyer: HOSBACH EDWARD E & SUSAN K<br>Seller: KINGSWOOD FOREST ASSOCIATES | NONE                       | 222,400.00<br>4740           | Y               | 1               |

## LAND

| Type           | Dimensions | Description | Value  |
|----------------|------------|-------------|--------|
| G2-GROSS VALUE | 40000.0000 | Gross Value | 40,000 |
|                |            | Total       | 40,000 |

## DWELLING

|                   |                |                |            |                    |         |
|-------------------|----------------|----------------|------------|--------------------|---------|
| Card 1            |                |                |            |                    |         |
| Style             | 10-CONDOMINIUM | Family Rooms   | 1          | Heating            | Y       |
| Stories           | 1.00           | Condition      | AV-AVERAGE | Cooling            | Y       |
| Rec Room Area     | 0              | Year Built     | 1995       | Grade              | B0      |
| Finished Basement | 1,129          | Year Remodeled |            | Fireplace Openings | 0       |
| Rooms             | 7              | Full Baths     | 2          | Fireplace Stacks   | 0       |
| Bed Rooms         | 2              | Half Baths     | 0          | Living Area        | 1,614   |
| Dining Rooms      | 0              | Other Fixtures | 2          | Total Area         | 3,228   |
|                   |                |                |            | Value              | 241,230 |

## UTILITIES

|      |   |            |   |     |   |              |   |              |   |        |   |
|------|---|------------|---|-----|---|--------------|---|--------------|---|--------|---|
| NONE | N | ALL PUBLIC | Y | GAS | N | PUBLIC SEWER | N | PUBLIC WATER | N | SEPTIC | N |
| WELL | N |            |   |     |   |              |   |              |   |        |   |

SKETCH

Card 1

| ID | Description                             | Size  | Floor       | Floor Area (ft²) | Living Area (ft²) |
|----|-----------------------------------------|-------|-------------|------------------|-------------------|
| A  | 1SFR/B (1 STORY FRAME / BASEMENT)       | 1,614 | First Floor | 1,614            | 1,614             |
| B  | WDK/PAT (WOOD DECKS / CONC/BRICK PATIO) | 225   | Basement    | 1,614            | 0                 |
| C  | OFP (OPEN FRAME PORCH)                  | 54    | Total       | 3,228            | 1,614             |
| D  | FRG (FRAME GARAGE)                      | 484   |             |                  |                   |

